

COLT ANDREWS CONSTRUCTION SUBCOMMITTEE

MEETING MINUTES

Thursday, January 31, 2008; 6 p.m.

Oliver Bldg.

Present: Marjorie McBride, Committee Chair

Paul Brule

David Dugan

John Saviano

George Simmons, Facilities Supervisor

Chris Daly, Project Manager

Marjorie McBride called the meeting to order at 6:08 p.m. Project Manager, Chris Daly presented the members with a list of current issues on the Colt Andrews Construction Project and updated the committee on each of the issues:

Storm Water Sewer Drainage Separation – The Town's engineers are concluding their review and approval of the storm water sewer drainage. As a formality the issue will be brought in front of the Town's Planning Board for final approval; Chris is confident that everything will be approved. Concurrently, the information has been

given to Lusi so the contractor can begin pricing.

Retaining Wall – Chris will be meeting with the structural engineer tomorrow, 2/1 at 10 a.m. to discuss the aspects of reworking the design of the retaining wall and pricing. There may be issues of exposure. This may involve an increase in the budget. If their schedules permit it, Paul Brule, John Saviano and Dave Dugan will try to be on site for the meeting with the structural engineer.

Wood Flooring – The floors in Colt are worn very thin in some places. There has been ongoing discussion regarding patching the floor with questions as to whether there is enough meat in the tongue and groove floor boards to patch thinning areas without curling of the wood. Chris let the members know that a large amount of quality flooring was taking up when reworking the area for the elevator. Mr. Saviano offered the committee 160 year old timbers to use for patching.

Not to lose the integrity of the original floors in Colt School, the committee agreed they would like to see patching done in the classrooms and wherever possible. The biggest concern is the auditorium floor.

3rd Party Code review – It is Chris' understanding that the architect's bulletins for pricing will be approved by the Town's Building Inspector.

Technology – A meeting was held with George Simmons, Paul Morris, Director of Technology, the architect, a representative from Voice Systems and the electrical subcontractor. New sketches have been submitted by the architect to meet new school requirements; and Paul will be meeting with Dr. Mara soon to review and approve these technology updates. Everything seems to be moving along as scheduled.

Furniture - Dr. Mara has contacted individuals at both Byfield and Reynolds for an immediate and thorough inventory of furniture and other building items at each location. Dr. Mara is requesting specifics of such items such as quality, size, condition, etc. Marjorie noted that nothing should be moved out of the buildings until a thorough inventory has been reviewed, especially art items. Upon review of this inventory, the committee can then discuss what furniture and items will need to be purchased. Of note, the increased number of voice data jacks will dictate that desks and tables be located along walls for access rather than free flowing.

Historic – Currently, the most pressing issue is the roof tiles, more specifically the color of them. The state and local historic societies

disagree about the shade of green for the roof tiles. Once a final decision has been determined, an application of Ice and Water applied and the roof will be completed.

Bulletins – The architectural bulletins that have been recently issued do not call for extraordinary price increases.

New Power/Transformer – Chris referred to change order requests # 26 and 27. These requests are in relation to the cost of the new transformer from National Grid. An additional expense shown in Change Order #23 will allow the pole to be moved so trees do not have to be removed.

Current Issues – New boilers have not arrived. The measurements of the roof trusses have been taken and are now in fabrication. They are expected to arrive the week of Feb. 4th.

George Simmons informed members that it has been decided that an epoxy paint will be used for the kitchen floor rather than tile because of drainage levels and also because it was felt that tile was more a visual necessity than a functional one. A question was raised as to whether it will be epoxy paint or epoxy tile. George will look into this and get back to the committee with a confirmation.

Landscaping – It seems that a grant has been awarded to Reynolds

school for the design and implementation of water retaining gardens. The amount of the grant is unknown at this time. A meeting will be held to gather more information. It was the consensus of the committee members that landscaping will be dealt with closer to the completion of the project. It needs to be understood that the budget needs to be maintained and nothing can be added or deleted right now.

The issue of the exposed electrical wires at Andrews has been ironed out. The placement of the conduits has been concealed nicely and the electrical subcontractor is doing a great job at this concealment.

The stripping of the woodwork has begun and the character of the original wood is revealing the special character that Colt has held onto. The character is being maintained. Much of the stripping has revealed the original wood to have a green tint and it seems that much of the original furniture and wood accessories also had a green tint which continues to increase the character of the interior of Colt.

Budget - George Simmons had the Town come down with a camera to inspect the tunnel between Colt and Andrews which will hold cables. It was believed that areas of this tunnel were collapsed or in ruin and a new tunnel would be needed. However, the investigation revealed that this tunnel is in very good condition and this will be a tremendous savings.

Chris will request a meeting with Jane Correia, Director of Administration and Finance to develop a cash flow analysis. Only three invoices have been submitted by Luis.

Jane will be meeting with Sandy Mack to discuss when the first chunk of the bond funding will be available on month to month basis.

Meeting was adjourned at 7:14 p.m. The next meeting will be decided at a future date and committee members will be notified appropriately.